



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

TOM MILLER
PRESIDENT
DISTRICT 4

MIKE RENEGAR
PRESIDENT PRO TEMPORE
DISTRICT 5

ALBERT C. STRIPLIN
DISTRICT 1

WILLIE WOOD, JR.
DISTRICT 2

DEAN R. ARGO
DISTRICT 3

RAY C. BOLES
DISTRICT 6

NATHAN D. FANK
DISTRICT 7

City of Prattville Board of Zoning Adjustment

The minutes of the April 12, 2011 meeting of the City of Prattville Board of Zoning Adjustment were approved.

Leo Jamieson, Chairman

6/14/11

Date



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DISTRICT 7

CITY OF PRATTVILLE BOARD OF ZONING ADJUSTMENT

A G E N D A
April 12, 2011
4:00pm

Call to Order:

Roll Call:

Chairman Leo Jamieson, Vice-Chairman John Gillian, Ms. Kitty Houser, Mr. Mac Macready, and Mrs. Jerry Schannep. Alternate Member: Commander Michael Whaley.

Election of Officers:

Minutes:

March 8, 2011

Old Business:

None

New Business:

1. 110412-01 VARIANCE: To allow a car cover to encroach into the 10' side yard line. **District 3**
105 Till Court
R-2 Zoning District (Single Family Residential)
Susan L. Mullis, Petitioner
2. 110412-02 VARIANCE: To encroach 9' into the rear yard building line. **District 3**
1606 Trolley Road
R-2 Zoning District (Single Family Residential)
Glenn Robertson, Petitioner
3. 110412-03 VARIANCE: To encroach 10' 3" into the front or rear yard line. **District 3**
1536 Trolley Road
R-2 Zoning District (Single Family Residential)
Vernon Scott Trantham, Petitioner

Miscellaneous:

Adjourn:

**City of Prattville Board of Zoning Adjustment
Minutes
April 12, 2011**

CALL TO ORDER:

The meeting of the Prattville Board of Zoning Adjustment (BZA) was called to order by Chairman Leo Jamieson at 4:00 p.m. on Tuesday, April 12, 2011.

ROLL CALL:

Present: Chairman Leo Jamieson, Vice-Chairman John Gillian, Mr. Mac Macready, and Mrs. Jerry Schanep. Absent: Mrs. Kitty Houser.

Staff present: Mr. Joel Duke, City Planner and Ms. Alisa Morgan, Secretary.

Chairman Jamieson stated the governing rules for the Prattville Board of Zoning Adjustment according to the *Code of Alabama, 1975* and the procedure of the meeting.

MINUTES:

Mr. Macready moved to approve the minutes of the March 8, 2011 meeting. Mr. Gillian seconded the motion. The motion to approve passed unanimously.

OLD BUSINESS:

None

NEW BUSINESS:

VARIANCE

To allow a car cover to encroach into the 10' side yard line.

105 Till Court

R-2 Zoning District (Single Family Residential)

Susan L. Mullis, Petitioner

Mr. Duke introduced the petitioner's request to place a 13' aluminum carport on property that would encroach 4' into the required 10' side yard line.

Ben Stoltzfus of Aluminum Fabricators, petitioner representative, provided details on the proposal. He stated that the carport is to help cover the petitioner's mother from the elements who is bound by wheelchair. The mother does not permanently reside at the resident. The construction plans are to allow the gutter to run water toward the back for drainage. The cover will enclose the existing one car slab.

Chairman Jamieson opened the public hearing. There were none to speak. The public hearing was closed.

After no further comments, questions, or discussion, the vote was called. **The BZA voted unanimously to approve the variance to allow a car cover to encroach 4' into the 10' side yard line at 105 Till Court.**

VARIANCE

**To encroach 9' into the rear yard building line.
1606 Trolley Road
R-2 Zoning District (Single Family Residential)
Glenn Robertson, Petitioner**

Mr. Duke introduced the petitioner's request for rear yard encroachment. He stated that a portion of the building (9'x21') would encroach 9' into the 40' rear yard setback.

Glenn Robertson, petitioner, stated that the irregular shaped lot has caused great difficulty in trying to design a home fit on this lot. He stated that this design, compared to others, has been found to fit with the least amount of encroachment.

Mr. Gillian stepped out and the meeting was held until he came back in. After consideration of a possible conflict of interest, Mr. Gillian recused himself from this hearing. Therefore, due to a lack of quorum, the item was table until the next meeting.

VARIANCE

**To encroach 10' 3" into the front or rear yard line.
1536 Trolley Road
R-2 Zoning District (Single Family Residential)
Vernon Scott Trantham, Petitioner**

Mr. Duke introduced the petitioner's request to allow a garage to encroach 10'3 into the front yard or 10'3 in the rear yard. He stated that the preference would be to move the garage to the rear and allow the encroachment into the 40' rear yard setback.

Scott Trantham, petitioner, stated that they would prefer to encroach into the front yard because the entire house would move back 10'3". They would not switch the garage to the rear.

Chairman Jamieson opened the public hearing.

Benjamin Burton of Burton Builders stated that the lot shape would prevent the garage from being on the lot. Covenants require that house have a garage.

Glenn Robertson, 1608 Trolley Road stated that consideration from subdivision developers is not given for builders by not providing adequate size lots to prevent these types of variances.

Bill Legg, 524 Overton Drive spoke in favor of the garage encroaching into the front building line than moving the entire building 10' to the rear.

Lynn Herren (Brashears) 516 Overton Drive spoke in favor of the garage encroaching into the front yard building line.

The public hearing was closed.

Mr. Duke commented that the city staff is not suggesting that the entire house be moved to the rear but that the garage is transposed from the front to the rear.

Chairman Jamieson commented that the city does not enforce subdivision covenants.

After no further comments, questions, or discussion, the vote was called. **The BZA voted unanimously to approve the variance as submitted to encroach 10'3" into the front yard building line at 1536 Trolley Road.**

MISCELLANEOUS:

ADJOURN:

After no further comments, questions or discussion the meeting was adjourned.

Respectfully submitted,

A handwritten signature in cursive script that reads "Alisa Morgan".

Alisa Morgan, Secretary
Board of Zoning Adjustment

PRATTVILLE BOARD OF ZONING ADJUSTMENT

PETITIONER: SUSAN L. MULLIS
105 TILL COURT
PRATTVILLE, AL 36067

REQUEST: VARIANCE TO ALLOW A CAR COVER TO ENCROACH INTO
THE 10' SIDE YARD LINE.
105 TILL COURT
R-2 ZONING DISTRICT (SINGLE FAMILY RESIDENTIAL)

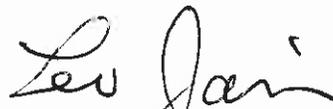
ORDER

The above petition having been duly considered at a public hearing meeting before the Board of Zoning Adjustment of the City of Prattville, having been advertised in *The Prattville Progress*, a newspaper of general circulation in the city limits of Prattville, Alabama, and setting forth notice of the request for a variance to the Zoning Laws of Prattville, Alabama, as set out in the aforesaid petition and giving notice that a public hearing would be held on April 12, 2011 at the City Hall in Prattville, Alabama, and after due consideration of the party in interest, the Board of Zoning Adjustment of the City of Prattville **voted to approve the variance to allow a car cover to encroach 4' into the 10' side yard line** at property requested.

IT IS THEREFORE ORDERED the petition of Susan L. Mullis, 105 Till Court, Prattville, AL is hereby approved.

DONE THIS THE 12th DAY OF April 2011.

BOARD OF ZONING ADJUSTMENT



LEO JAMIESON, CHAIRMAN



ALISA MORGAN, SECRETARY

**CITY OF PRATTVILLE BOARD OF ADJUSTMENT
PUBLIC HEARING
SPEAKERS SIGN-IN SHEET**

MEETING DATE: April 12, 2011

PETITIONER: Susan L. Mullis

ADDRESS OF PETITION: 105 Till Court

| | NAME | ADDRESS |
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CITY OF PRATTVILLE
Board of Zoning Adjustment

Planning Department Staff Report



| | |
|--|---|
| DATE: | 3/28/11 |
| APPLICATION TYPE: | Variance (110412-01) |
| PROPERTY LOCATION or DESCRIPTION: | 105 Till Court |
| PETITIONER(S) AND AGENT(S): | Susan L. Mullis |
| ZONING DISTRICT(S) | R-2 (Single Family Residential) |
| REQUESTED ACTION: | To allow an (car cover) encroachment into the 10' side yard line. |
| ZONING ORDINANCE REFERENCE: | Appendix A-Zoning Ordinance Section 71 Residential district requirements: R-2 District: Minimum Yard Size Front yard - 35' Rear Yard – 40' Side Yard – 10' |



CITY OF
PRATTVILLE, ALABAMA



1" = 100'



- STREETS
- TAX PARCELS



Ryan Pecharska, C.I.S., Coordinator



110412-01

Variance

To encroach into the 10' side yard line

City Of Prattville
Planning and Development Department
102 W. Main Street
Prattville, AL 36067
(334) 361-3614 Fax (334) 361-3677
www.prattville.com

Application
Prattville Board of Zoning Adjustment

Application Type: Use-On-Appeal Variance Administrative Appeal

Applicant /Agent Information

Notarized letter from the property owner is required if agent is used for representation

Name: Ben Stottzins Aluminum Fabricators
Street Address: PO Box 681584
City: Prattville State AL Zip: 36068
Phone Number(s): 361-8447

Property Owner Information

If different than above

Name: Susan L. Mullis
Address of Property Owner: 105 Till Court
City: Prattville State: AL Zip: 36066
Phone Number: (334) 365-6394

Property Description

County Tax Parcel Number/Legal Description: _____

Parcel # 19-02-10-2-007-029.000

Current Zoning of Property: S:10 T:17N R:16E Physical Address: 105 TILL CT.

Proposed Use of Property (generally): Residence

Describe Proposed Use or Variance: car cover for mother's wheel chair.



The following items must be attached to the application (check those items included):

- Tax record map from the Autauga County or Elmore County Tax Assessors Office
- Site sketch plan (drawn to scale) showing any property lines, required and proposed setbacks, existing and proposed structures and any additional information you believe will be helpful to the Board of Adjustment
- Application fees: Variance and Administrative Appeal - Fifty dollars (\$50), Use-on-Appeal - Two hundred fifty dollars (\$250).
- Names and address of all property owners immediately adjacent to the subject property (not required for administrative appeals). Adjacent properties include those directly across the street from the subject property.
- If person signing application is someone other than property owner, attach authorization to file application (i.e. notarized letter, real estate contract, etc.)

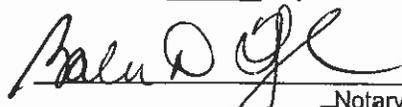
Hardship: The Board requests a statement of hardship to justify any variance application:

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done." Code of Alabama, 1975, as amended. § 11-52-80(d) (3))

I certify that I am the property owner, or authorized agent, and attest that all facts are true and correct. I do hereby certify that the property owner list attached to this application was obtained from the Autauga County Revenue Office, (Elmore County if applicable), and is a complete list of all real property owners adjacent to the parcel submitted for consideration. I also attest that I have read and understand what a hardship is according to the Code of Alabama, 1975, as amended.

Susan L. Mullis Susan L. Mullis 3-9-11
 Printed Name Signature Date

I the undersigned authority, a Notary Public in and for said Autauga County in said State, Alabama, hereby certify that Susan L. Mullis, whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 9th day of MARCH, 2011.


 Notary Public
My Commission Expires 2/7/2014
 My commission expires _____



APPLICATION - ACCESSORY STRUCTURE

City of Prattville, Planning and Development Department
102 W. Main St.
Prattville, AL 36067
(334) 361-3613/FAX (334) 361-3677

110412-01/A

Variance
To encroach into the 10' side yard line

Structure Location (Address): 105 Till Ct. Area of Proposed Building: []

Area of Main Building on Lot (square feet): [] Approximate Cost/Value: \$ []

Contractor: New Southern Aluminum Fabricators Telephone: 315-8525
361-8441

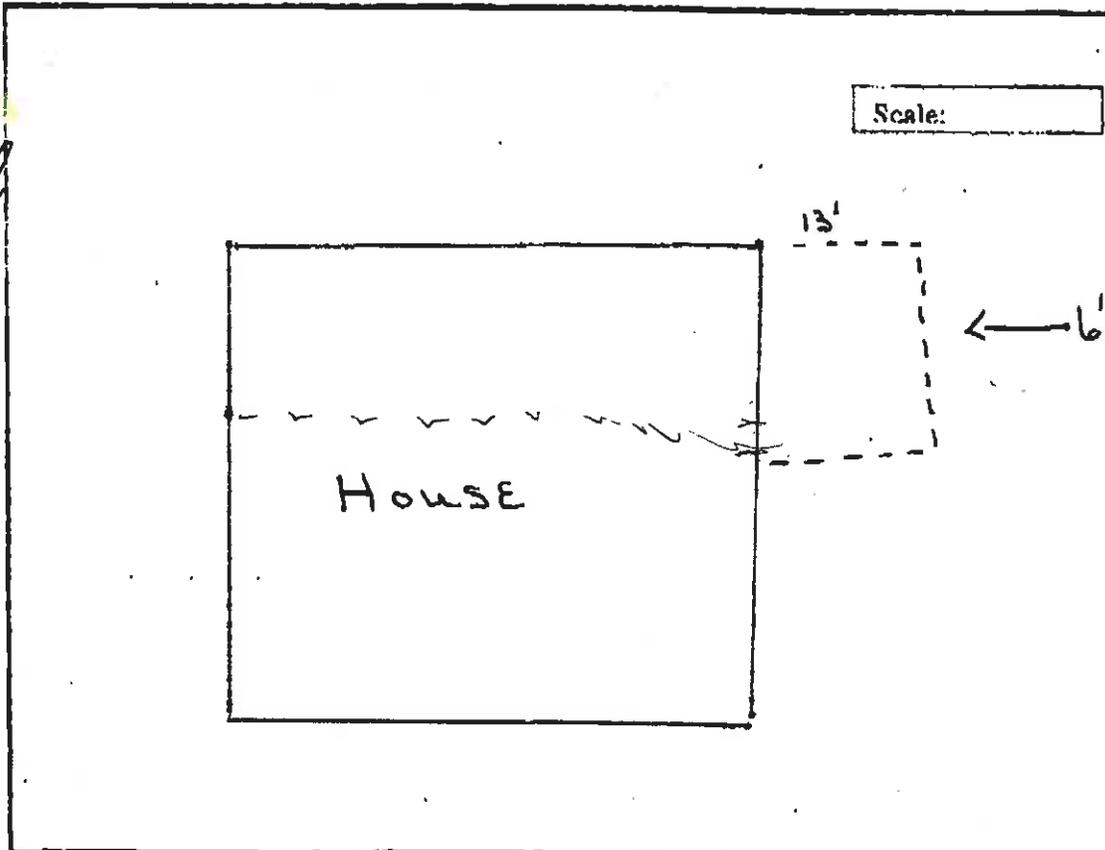
Prattville Business License #: 20100020 State License #: 03861

Owner: Mrs. Mullins Telephone: 361-2574

Address: 105 Till Ct.

Site Plan: A scale drawing or survey showing the location of the proposed access relative to the main structure and all property lines is required before a permit may be attached a scale drawing or survey or complete a sketch in the space provided below.

Denied,
encroaches into
10' side yard.
2-28-11



Rules: In a residential district, accessory structures must be placed to the rear building line of the main structure (house) on the lot. Accessory structures may in the side yard. Multiple accessory structures are allowed, but the total area of structures may not exceed fifty percent of the area main building.

PRATTVILLE BOARD OF ZONING ADJUSTMENT

PETITIONER: **VERNON SCOTT TRANTHAM**
1404 CROSSING DRIVE
MILLBROOK, AL 36054

REQUEST: **VARIANCE TO ENCROACH 10'3" INTO THE FRONT OR REAR**
YARD LINE.
1536 TROLLEY ROAD
R-2 ZONING DISTRICT (SINGLE FAMILY RESIDENTIAL)

ORDER

The above petition having been duly considered at a public hearing meeting before the Board of Zoning Adjustment of the City of Prattville, having been advertised in *The Prattville Progress*, a newspaper of general circulation in the city limits of Prattville, Alabama, and setting forth notice of the request for a variance to the Zoning Laws of Prattville, Alabama, as set out in the aforesaid petition and giving notice that a public hearing would be held on April 12, 2011 at the City Hall in Prattville, Alabama, and after due consideration of the party in interest, the Board of Zoning Adjustment of the City of Prattville **voted to approve the variance as submitted to encroach 10'3" into the front yard building line** at property requested.

IT IS THEREFORE ORDERED the petition of Vernon Scott Trantham, 1536 Trolley Road, Prattville, AL is hereby approved.

DONE THIS THE 12th DAY OF April 2011.

BOARD OF ZONING ADJUSTMENT



LEO JAMIESON, CHAIRMAN



ALISA MORGAN, SECRETARY

**CITY OF PRATTVILLE BOARD OF ADJUSTMENT
PUBLIC HEARING
SPEAKERS SIGN-IN SHEET**

MEETING DATE: April 12, 2011

PETITIONER: Vernon Scott Trantham

ADDRESS OF PETITION: 1536 Trolley Road

| | NAME | ADDRESS |
|-----|---|----------------------------|
| 1. | <u>Scott Trantham</u> | |
| 2. | <u>Benjamin Burton of Burton Builders</u> | |
| 3. | <u>[Signature]</u> | <u>1608 Trolley Rd.</u> |
| 4. | <u>Billy [Signature]</u> | <u>524 Overton Dr Phil</u> |
| 5. | <u>Lynn Holder</u> | <u>516 Overton Dr.</u> |
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CITY OF PRATTVILLE
Board of Zoning Adjustment

Planning Department Staff Report



| | |
|--|---|
| DATE: | 3/28/11 |
| APPLICATION TYPE: | Variance (110412-03) |
| PROPERTY LOCATION or DESCRIPTION: | 1536 Trolley Road |
| PETITIONER(S) AND AGENT(S): | Vernon Scott Trantham |
| ZONING DISTRICT(S) | R-2 (Single Family Residential) |
| REQUESTED ACTION: | To encroach 10' 3" into the front or rear yard line. |
| ZONING ORDINANCE REFERENCE: | Appendix A-Zoning Ordinance Section 71 Residential district requirements: R-2 District: Minimum Yard Size Front yard - 35' Rear Yard – 40' Side Yard – 10' |



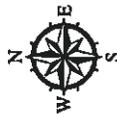
CITY OF
PRATTVILLE, ALABAMA

1536 TROLLEY RD

1" = 200'

NOTE

2008 Aerial photography
predates Riverchase North
construction on Trolley Rd



STREETS

TAX PARCELS





City Of Prattville
Planning and Development Department
102 W. Main Street
Prattville, AL 36067
(334) 361-3614 Fax (334) 361-3677
www.prattville.com

110412-03

Variance
To encroach 10' 3" into front or the rear yard line

Application
Prattville Board of Zoning Adjustment

Use-On-Appeal Variance Administrative Appeal



Applicant /Agent Information
Notarized letter from the property owner is required if agent is used for representation.

Name: Vernon Scott Trantham
~~Veron Scott Trantham~~

Street Address: 1536 Trolley Rd.
~~1404 Crossings Dr.~~

City: Pratt State AL Zip: 36066
~~Pratt~~

Phone Number(s): 334-391-1749

Property Owner Information
If different than above

Name: Scott Trantham

Address of Property Owner: 1404 Crossings Dr.

City: Millbrook State: AL Zip: 36054

Phone Number: 334 391-1749

Property Description

County Tax Parcel Number/Legal Description: 19-01-02-1-000-183,0000

Current Zoning of Property: R-2 Physical Address: 1536 Trolley Rd.

Proposed Use of Property (generally): Single Family House per

Describe Proposed Use or Variance:

Requesting 10' 3" into 35 ft
Building line, on front or
Request 10' 3" into Back 40 ft Line

The following items must be attached to the application (check those items included):

- Tax record map from the Autauga County or Elmore County Tax Assessors Office
- Site sketch plan (drawn to scale) showing any property lines, required and proposed setbacks, existing and proposed structures and any additional information you believe will be helpful to the Board of Adjustment
- Application fees: Variance and Administrative Appeal - Fifty dollars (\$50), Use-on-Appeal - Two hundred fifty dollars (\$250).
- Names and address of all property owners immediately adjacent to the subject property (not required for administrative appeals). Adjacent properties include those directly across the street from the subject property.
- If person signing application is someone other than property owner, attach authorization to file application (i.e. notarized letter, real estate contract, etc.)

Hardship: The Board requests a statement of hardship to justify any variance application:

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done." Code of Alabama, 1975, as amended. § 11-52-80(d) (3))

Due To Shape of Lot with Current
Set backs a Home will NOT fit with
minimum square footage of a two car
GARAGE required by covenant. I would
need a 10'-3" Variance in front on
one corner of GARAGE, or 10'-3" across
Back of Home.

I certify that I am the property owner, or authorized agent, and attest that all facts are true and correct. I do hereby certify that the property owner list attached to this application was obtained from the Autauga County Revenue Office, (Elmore County if applicable), and is a complete list of all real property owners adjacent to the parcel submitted for consideration. I also attest that I have read and understand what a hardship is according to the Code of Alabama, 1975, as amended.

Scott Trantham
Printed Name

Scott Trantham
Signature

Date 3-24-11

I the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Scott Trantham, whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 24 day of March, 2011.

Patricia Dianne Boyett
Notary Public

My commission expires 9-9-14

110412-03/A

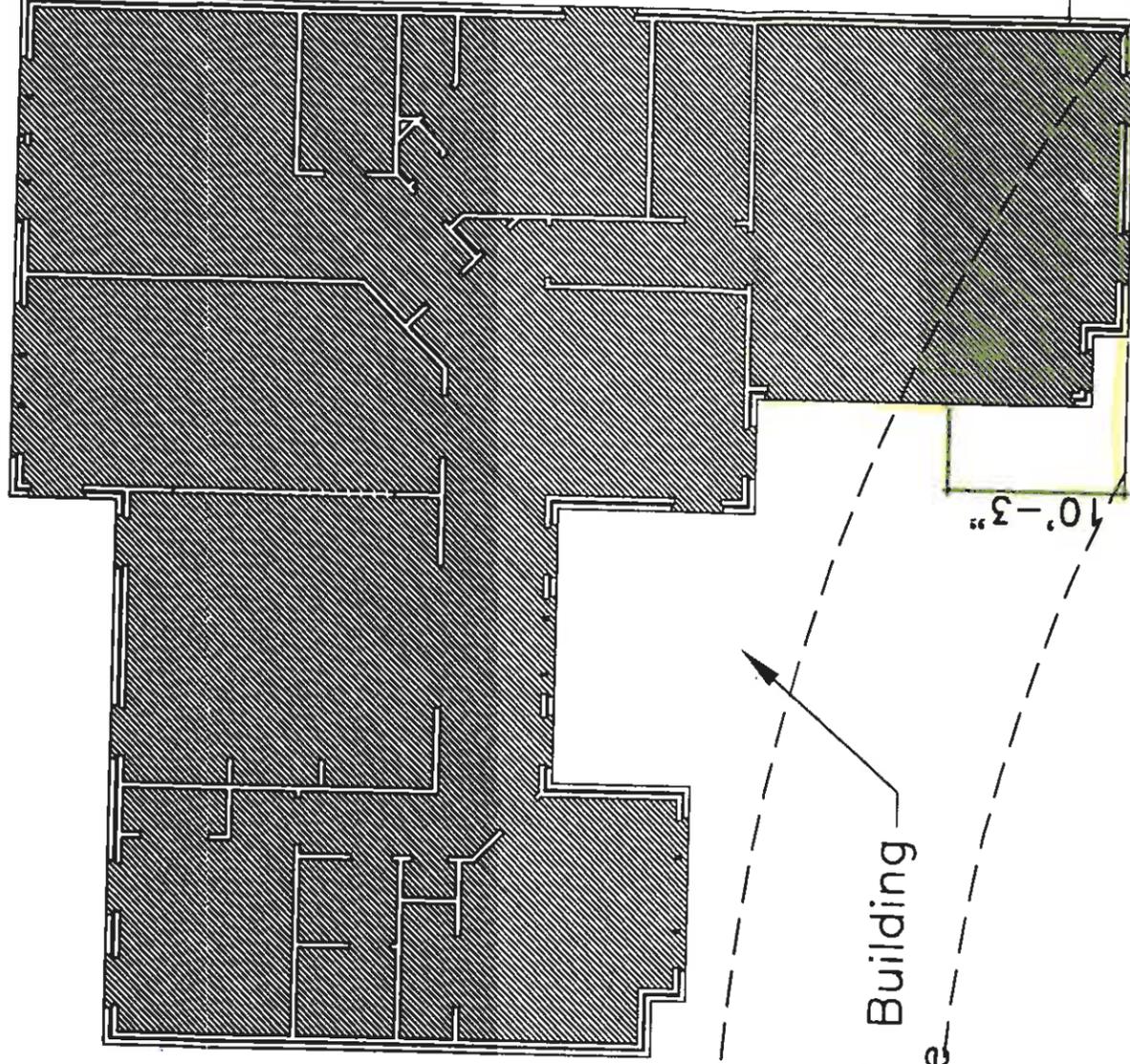
Variance

To encroach 10' 3" into front or the rear yard line

133'-6"

10' Building Line

40'-4"



35' Building Line

10'-3"

10'-0"

35'-0"

15' Utility Easement

SITE PLAN
1"=10'-0"